

## Annual Urban Renewal Report, Fiscal Year 2015 - 2016

### Levy Authority Summary

Local Government Name: MISSOURI VALLEY  
Local Government Number: 43G404

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL	43003	2
MISSOURI VALLEY SOUTH URBAN RENEWAL	43006	2
MISSOURI VALLEY LONGVIEW URBAN RENEWAL	43013	2

**TIF Debt Outstanding: 602,428**

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<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2015 Cash Balance Restricted for LMI</b>
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TIF Revenue:	12,428
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>12,428</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	12,428
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>12,428</b>

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<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2016 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 590,000**

## Urban Renewal Area Data Collection

Local Government Name: MISSOURI VALLEY (43G404)  
 Urban Renewal Area: MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL  
 UR Area Number: 43003

UR Area Creation Date: 06/1995

UR Area Purpose: To promote economic development, to stimulate private investments in commercial and industrial development; facilitate the use of TIF in support of industrial development by Carry-On Trailer Corporation.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MO VALLEY CITY/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM	43090	43092	335,906
MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM	43091	43093	0

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	430,599	0	6,366,012	2,455,275	0	0	9,251,886	0	9,251,886
Taxable	192,488	0	5,729,412	2,209,748	0	0	8,131,648	0	8,131,648
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue:	12,428
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>12,428</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	12,428
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>12,428</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL

### West-I water & sewer extention

Description:	extend water and sewer lines west along Hwy 30
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Carry-On Trailer

Description:	water and sewer lines to Carry-on
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL

### 2012A G.O. Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	12,428
Interest:	0
Total:	12,428
Annual Appropriation?:	No
Date Incurred:	04/25/2012
FY of Last Payment:	2016

## **Non-Rebates For MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL**

TIF Expenditure Amount:	1,087
Tied To Debt:	2012A G.O. Bond
Tied To Project:	West-I water & sewer extention

TIF Expenditure Amount:	11,341
Tied To Debt:	2012A G.O. Bond
Tied To Project:	Carry-On Trailer

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**TIF Taxing District Data Collection**

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL (43003)
TIF Taxing District Name:	MO VALLEY CITY/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM
TIF Taxing District Inc. Number:	43092
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	1996
Subject to a Statutory end date?	No

UR Designation	
Slum	07/1995
Blighted	07/1995
Economic Development	07/1995

**TIF Taxing District Value by Class - 1/1/2014 for FY 2016**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	6,366,012	2,455,275	0	0	8,821,287	0	8,821,287
Taxable	0	0	5,729,412	2,209,748	0	0	7,939,160	0	7,939,160
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,218,413	7,602,874	335,906	7,266,968	262,699

FY 2016 TIF Revenue Received: 12,428

**TIF Taxing District Data Collection**

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL (43003)
TIF Taxing District Name:	MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM
TIF Taxing District Inc. Number:	43093
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	1996
Subject to a Statutory end date?	No

UR Designation	
Slum	07/1995
Blighted	07/1995
Economic Development	07/1995

**TIF Taxing District Value by Class - 1/1/2014 for FY 2016**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	430,599	0	0	0	0	0	430,599	0	430,599
Taxable	192,488	0	0	0	0	0	192,488	0	192,488
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	132,732	192,488	0	192,488	4,563

FY 2016 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: MISSOURI VALLEY (43G404)  
 Urban Renewal Area: MISSOURI VALLEY SOUTH URBAN RENEWAL  
 UR Area Number: 43006

UR Area Creation Date: 07/1994

UR Area Purpose: Promote economic development, to stimulate private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MO VALLEY CITY/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM	43084	43085	0
MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM	43087	43086	0

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	715,621	4,937,338	7,160,626	684,058	0	-28,706	13,468,937	0	13,468,937
Taxable	319,897	2,751,748	6,444,574	615,653	0	-28,706	10,103,166	0	10,103,166
Homestead Credits									61

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	0	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>0</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>0</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	0	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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## Projects For MISSOURI VALLEY SOUTH URBAN RENEWAL

### Spec Bldg

Description:	constructing a spec building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### 1st Avenue Street Improvement

Description:	construction of First Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Kirlin Street

Description:	construction of Kirlin Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes



## Debts/Obligations For MISSOURI VALLEY SOUTH URBAN RENEWAL

### 2012A General Obligation Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/25/2014
FY of Last Payment:	2015

## Non-Rebates For MISSOURI VALLEY SOUTH URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2012A General Obligation Bond
Tied To Project:	Spec Bldg

TIF Expenditure Amount:	0
Tied To Debt:	2012A General Obligation Bond
Tied To Project:	1st Avenue Street Improvement

TIF Expenditure Amount:	0
Tied To Debt:	2012A General Obligation Bond
Tied To Project:	Kirlin Street

### TIF Taxing District Data Collection

Local Government Name: MISSOURI VALLEY (43G404)  
 Urban Renewal Area: MISSOURI VALLEY SOUTH URBAN RENEWAL (43006)  
 TIF Taxing District Name: MO VALLEY CITY/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM  
 TIF Taxing District Inc. Number: 43085

TIF Taxing District Base Year:	0		<b>UR Designation</b>
FY TIF Revenue First Received:	1995	Slum	07/1994
Subject to a Statutory end date?	No	Blighted	07/1994
		Economic Development	07/1994

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,937,338	7,160,626	684,058	0	-28,706	12,753,316	0	12,753,316
Taxable	0	2,751,748	6,444,574	615,653	0	-28,706	9,783,269	0	9,783,269
Homestead Credits									61

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	6,130,509	6,651,513	0	6,651,513	240,450

FY 2016 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: MISSOURI VALLEY (43G404)  
 Urban Renewal Area: MISSOURI VALLEY SOUTH URBAN RENEWAL (43006)  
 TIF Taxing District Name: MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM  
 TIF Taxing District Inc. Number: 43086

TIF Taxing District Base Year:	0		<b>UR Designation</b>
FY TIF Revenue First Received:	1995	Slum	07/1994
Subject to a Statutory end date?	No	Blighted	07/1994
		Economic Development	07/1994

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	715,621	0	0	0	0	0	715,621	0	715,621
Taxable	319,897	0	0	0	0	0	319,897	0	319,897
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	97,781	319,897	0	319,897	7,584

FY 2016 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: MISSOURI VALLEY (43G404)  
 Urban Renewal Area: MISSOURI VALLEY LONGVIEW URBAN RENEWAL  
 UR Area Number: 43013

UR Area Creation Date: 01/2014

UR Area Purpose: To promote new residential development and the corresponding construction of public infrastructure.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MO VALLEY CITY/MO VALLEY SCH/MV UR AREA/LONGVIEW INCREMENT	43122	43123	0
ST JOHN TWP/MO VALLEY SCH/MV UR AREA/LONGVIEW INCREMENT	43124	43125	0

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	261,866	2,740,049	0	0	0	3,001,915	0	3,001,915
Taxable	0	145,948	2,466,043	0	0	0	2,611,991	0	2,611,991
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For MISSOURI VALLEY LONGVIEW URBAN RENEWAL

### Longview Townhome Dev

Description:	rebate agreement for ten-unit townhome complex
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### Tamarack Development

Description:	rebate agreement for six duplex developm
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MISSOURI VALLEY LONGVIEW URBAN RENEWAL

### Longview Developer Agreement

Debt/Obligation Type:	Rebates
Principal:	250,000
Interest:	0
Total:	250,000
Annual Appropriation?:	Yes
Date Incurred:	04/04/2014
FY of Last Payment:	2026

### Tamarack Developer Agreement

Debt/Obligation Type:	Rebates
Principal:	340,000
Interest:	0
Total:	340,000
Annual Appropriation?:	No
Date Incurred:	05/19/2015
FY of Last Payment:	2027

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## TIF Taxing District Data Collection

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY LONGVIEW URBAN RENEWAL (43013)
TIF Taxing District Name:	MO VALLEY CITY/MO VALLEY SCH/MV UR AREA/LONGVIEW INCREMENT
TIF Taxing District Inc. Number:	43123
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2017
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2014

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	35,141	2,662,644	0	0	0	2,697,785	0	2,697,785
Taxable	0	19,586	2,396,379	0	0	0	2,415,965	0	2,415,965
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,697,785	0	0	0	0

FY 2016 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY LONGVIEW URBAN RENEWAL (43013)
TIF Taxing District Name:	ST JOHN TWP/MO VALLEY SCH/MV UR AREA/LONGVIEW INCREMENT
TIF Taxing District Inc. Number:	43125
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2017
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2014

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	226,725	77,405	0	0	0	304,130	0	304,130
Taxable	0	126,362	69,664	0	0	0	196,026	0	196,026
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	316,850	0	0	0	0

FY 2016 TIF Revenue Received: 0